

MEMORANDUM

DATE: March 15, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

SUBJECT: **Ordinance D2022-03** 1st reading and public hearing - Future Land Use for 236.57 acres of land south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South
PID 273013000000011010, 273013000000011020,
273013000000011030, 273013000000011040, 273013000000013010,
273013000000013030, 273013000000013020, 273013000000013040,
273012000000024000, 273013000000031000, 273013000000033010,
273013000000033020, 273013000000033030, 273012000000042010

Public Hearing – Notice Requirements have been met

SYNOPSIS: *Dave Schmitt Engineering, authorized agent for owners, requests approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan on the above-mentioned parcels totaling approximately 236.57 acres of land.*

RECOMMENDATION

Approval at first reading, and adoption at second reading, following a public hearing to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Land Use: Polk County RS/TCC
Proposed Land Use: LDR

BACKGROUND

The subject property is located south of Belleview Drive, east of Scenic Highway South, north of Passion Play Road, and west of 11th Street South. These parcels are between the Belle Lago and Whispering Ridge subdivisions.

The property owner petitioned annexation into the corporate city limits of Lake Wales on December 9, 2021 and was officially annexed on February 1, 2022. The next step in the process is to assign Land Use and Zoning which has been presented to the Planning and Zoning Board at a regular meeting on February 22, 2022.

These parcels will become part of a larger residential development that would come before the Planning Board for recommendation of approval to City Commission for a Planned Development Project.

A Future Land Use Designation of LDR – Low Density Residential is compatible with the surrounding area.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the redevelopment of this property and the potential increase in property value.

ATTACHMENTS

Ordinance D2022-03 with Attachment A